FROM: **Twelve South Flats, LLC**, a Tennessee limited liability company
TO: **TriBridge Co-Invest 47, LLC**, a Georgia limited liability company
TG Twelve South TIC, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
TriBridge Co-Invest 47, LLC TG Twelve South TIC, LLC c/o TriBridge Residential, LLC 100 Peachtree Street NW, Suite 1400 Atlanta, GA 30303	(same)	Map 105-13 Parcel 210

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **TWELVE SOUTH FLATS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto **TRIBRIDGE CO-INVEST 47, LLC**, a Georgia limited liability company, its successors and assigns, an undivided 28.50% interest as a tenant-in-common, hereinafter called "Co-Invest 47" and **TG TWELVE SOUTH TIC, LLC**, a Delaware limited liability company, its successors and assigns, an undivided 71.50% interest as a tenant-in-common, hereinafter called "TG TIC" and collectively with Co-Invest 47, "GRANTEE", its heirs and assigns, all of its right, title and interest, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property known as 12 South Flats Apartments, 2310 12th Avenue South, Nashville, Davidson County, Tennessee 37204.

Karen Y Johnson Davidson County
Batch# 164514 **DEEDQC**
11/21/2018 03:00:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20181121-0114802

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 21 day of November, 2018.

GRANTOR:

TWELVE SOUTH FLATS, LLC,
a Tennessee limited liability company

By: Hill Southeast, LLC,
a Tennessee limited liability company
Its: Manager

By: SEV 12th South, LLC,
a Tennessee limited liability company
Its: Manager

By: _____
Cameron W. Sorenson, President

STATE OF DAVIDSON)

COUNTY OF TENNESSEE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of SEV 12th South, LLC, the Manager of Hill Southeast, LLC, the Manager of Twelve South Flats, LLC, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 14th day of November, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF Georgia)
COUNTY OF Cherokee)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me, this the 19 day of November, 2018.

Notary Public

My Comm. Expires: 6/20/22

ALESSANDRA STREETMON
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20, 2022
CHEROKEE COUNTY, GEORGIA

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Consolidation of Metro Map 105-13, Parcels 206, 207 & 210, Twelfth Avenue South, as of record in Instrument Number: 20121005-0091275, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way line of 12th Avenue South, at a corner common with Lot 1 of T.O. Tunes Subdivision, not of record, also being the property of John M. Hines, as of record in Deed Book 5965, Page 938, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 12th Avenue South, with the southerly property line of John M. Hines, South 83 deg 39 min 18 sec East, 175.12 feet to an existing iron rod in the westerly right-of-way line of Alley #649;

Thence with the westerly right-of-way line of Alley #649, South 04 deg 58 min 42 sec West, 150.22 feet to an existing iron rod at the intersection with the southerly terminus of Alley #649;

Thence leaving the westerly right-of-way line of Alley #649, with the southerly terminus of Alley # 649, South 83 deg 39 min 18 sec East, 91.88 feet to an existing iron rod at a corner common with the property of Metro Government, as of record in Deed Book 962, Page 660, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Metro Government, South 04 deg 58 min 42 sec West, 100.00 feet to an iron rod set;

Thence with the northerly property line of Metro Government, North 83 deg 39 min 18 sec West, 267.00 feet to an existing iron rod in the easterly right-of-way line of 12th Avenue South, also being in the northerly property line of Jaw on 7th, LLC, as of record in Instrument Number: 20121128-0109221, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 12th Avenue South, North 04 deg 58 min 42 sec East, 250.17 feet to the **POINT OF BEGINNING**. Containing 52,990 square feet or 1.217 acres more or less.

Being the same property conveyed to Twelve South Flat, LLC, as of record in Instrument Number: 20111221-0099863; Instrument Number: 20111221-0099864; Instrument Number: 20120228-0017276; and amended in Instrument Number: 20120313-0021558, at the Register's Office for Davidson County, Tennessee.